031.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	980,300 / 980,300
					USE VALUE:	980,300 / 980,300
					ASSESSED:	980,300 / 980,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NG RAYMOND Y H & ELAINE W
Owner 2:	TRUSTES/NG ALLEN STREET TR
Owner 3:	
Street 1:	26 SCOTT RD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3045 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	525,500		454,800	980,300
Total Card	0.114	525,500		454,800	980,300
Total Parcel	0.114	525,500		454,800	980,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.96 | /Parcel: 321.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 21602
GIS Ref
GIS Ref
Insp Date 10/07/17

!2585!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	525,700	0	4,950.	454,800	980,500	980,500	Year End Roll	12/18/2019
2019	104	FV	408,700	0	4,950.	483,200	891,900	891,900	Year End Roll	1/3/2019
2018	104	FV	408,700	0	4,950.	352,500	761,200	761,200	Year End Roll	12/20/2017
2017	104	FV	383,500	0	4,950.	307,000	690,500	690,500	Year End Roll	1/3/2017
2016	104	FV	383,500	0	4,950.	261,500	645,000	645,000	Year End	1/4/2016
2015	104	FV	342,100	0	4,950.	255,800	597,900	597,900	Year End Roll	12/11/2014
2014	104	FV	342,100	0	4,950.	210,300	552,400	552,400	Year End Roll	12/16/2013
2013	104	FV	355,800	0	4,950.	200,100	555,900	555,900		12/13/2012

PRINT

Date	Time
12/10/20	17:58:17

LAST REV

Date	Time
10/16/17	11:20:20
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2585

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	29881-8		3/5/1999	Convenience	1	No	No		Y

USER DEFINED

Prior Id # 1:	21602
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
3/25/2009	Meas/Inspect	189	PATRIOT
4/17/2000	Inspected	263	PATRIOT
2/23/2000	Measured	264	PATRIOT
8/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03745389
Const Adj.:	0.98000199
Adj $ / SQ:	172.840
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713986
Depreciation:	188492
Depreciated Total:	525493

COMMENTS

2 sinks in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	2	HB					

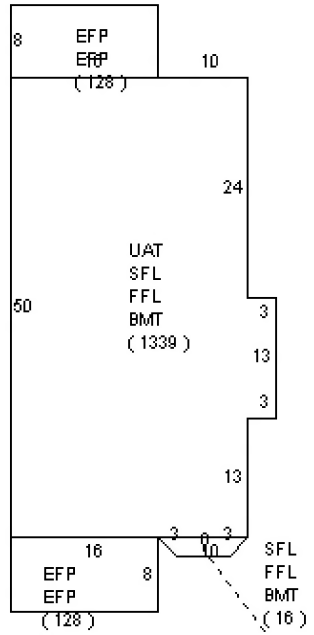
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.84
Special Features:	0	Val/Su Net:	106.98
Final Total:	525500	Val/Su SzAd	193.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,355	51.850	70,260
FFL	First Floor	1,355	172.840	234,198
SFL	Second Floor	1,355	172.840	234,198
EFP	Enclos Porch	512	31.890	16,328
UAT	Upper Attic	335	120.990	40,501

Net Sketched Area:	4,912			Total:	595,485
Size Ad	2710	Gross Are	5916	FinArea	3045

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

031.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: